



## Appeal Decision

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by Mr A Thickett BA(Hons) BTP MRTPI Dip RSA

an Inspector appointed by the Welsh Ministers

Decision date: 28/04/2025

Appeal reference: CAS-03956-B8F0C2

Site address: Rear of 65 Main Road, Portskewett, Monmouthshire, NP26 5UG

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by R Senior & Son Ltd against the decision of Monmouthshire County Council.
  - The application Ref DM/2023/00757, dated 28 April 2023, was refused by notice dated 13 June 2024.
  - The development proposed is a single storey bungalow.
  - A site visit was made on 16 April 2025.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the impact of the proposed development on highway safety.

### Reasons

3. The proposed bungalow would be sited to the rear of No. 65 Main Road, accessed by a narrow track which serves No. 65, 8 other properties and a field to the rear. Four of those properties have drives on to Main Road including No. 67 which appears to have recently created off street parking space but with no dropped kerb. Nonetheless, from my observations, the occupiers of at least 5 properties (not counting No. 65) actively use the track to access garages and parking spaces to the rear of the houses.
4. Main Road is subject to a 20mph speed limit. I visited the site mid-morning and there was a steady flow of vehicles along the road, Main Road is also a bus route.
5. At the access to Main Road, visibility is poor in both directions impeded by a wall and telegraph pole to the east and a wall to the west. A line of parked cars either side of the track limited visibility even further. Drivers approaching the track would have little warning of vehicles exiting the track and vice versa. The track is narrow and, should a vehicle be exiting on to Main Road, a driver looking to turn in would have to wait on the highway. Turning right into the track, the carriageway is not wide enough to enable another vehicle to pass, leading to an impediment to the free flow of traffic on Main Road.

Turning left, due to the parked cars, to pass a vehicle waiting to enter the track, drivers would have to cross on to the wrong side of the road.

6. I note the site is within walking distance of a number of facilities but the proposed development would inevitably lead to an increase in the use of an access which is substandard with regards to its width and visibility to Main Road. For these reasons, I conclude that the proposed development would have an adverse impact on highway safety and conflict with Policy MV1 of the Monmouthshire County Council Local Development Plan, adopted 2014, which resists proposals which fail to provide a safe access for road users.

### **Other Matters**

7. Planning Policy Wales promotes Home Zones as a way in which streets can be designed to slow vehicular traffic speeds down and give priority to people over motorised uses. The area is not designated as a Home Zone and I do not consider taking measures to widen the track to provide a footway would overcome the poor visibility to Main Road.
8. Whilst the track serving the new dwelling to the rear of No. 37 is also narrow with poor visibility, it does not serve the same number of properties. Most houses on this part of the road have off street parking and, at the time of my visit, there was no on street parking near the track to the side of No. 37.
9. Pre application advice is given without prejudice and the length of time taken to process the planning application has no bearing on my assessment of this appeal.

### **Conclusion**

10. For the reasons given above and having regard to all matters raised, I conclude the appeal should be dismissed.
11. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of making our cities, towns and villages even better places in which to live and work.

*A Thickett*

Inspector